

Property Report

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- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about [viewing property files](#)
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938044301	LOT 1 DP 13512	28A Iwa Street	Mapua	0.0801

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$940000	\$460000	\$480000	01/09/2023	\$5729.40

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2027	General Rate	940000	2084.92
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	940000	64.86
2027	Mapua StopBank Rate	1	40.69
2027	Refuse/Recycling Rate	1	140.29
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	460000	61.64
2027	Stormwater UDA	940000	526.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20002		21MC287088	135

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410469	08/06/2015	28A Iwa Street, Mapua

Air Shed

This property does not sit within a controlled Air Shed.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the Tasman Resource Management Plan or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	Issue Date
30/03/2021	210385	Install Woodsman freestanding wood burner	Code Compliance Certificate Issued	17/05/2021
30/10/2020	161349A	Create a drainage channel	Granted and Issued	
15/12/2016	161349P	Convert exiting garage to bedroom, ensuite, laundry and living room.	PIM application formally received	
15/12/2016	161349	Convert exiting garage to bedroom, ensuite, laundry and living room.	Formally Received	
06/12/2000	001850	To build carport	Code Compliance Certificate Issued	11/11/2013
29/06/2009	090723	Install a Metro Eco Wee Rad freestanding woodburner	Code Compliance Certificate Issued	27/07/2009
18/01/2002	020066	To build garage	Code Compliance Certificate Issued	10/03/2003
31/01/1997	970139	Alterations to dwelling	Code Compliance Certificate Issued	23/08/1999
26/01/1999	981678	Plumbing work as detailed in note 14/9/98	Code Compliance Certificate Issued	23/08/1999

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Subject	Notes
19/01/1990	H021034	Extension to dwelling	
20/06/1988	G057423	Resite dwelling	

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits

must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Type	Proposal	Status	Decision Date
28/10/2016	160975	Land Use	Land use Consent to convert an existing 42 square metre garae into an over sized sleepout in the Coastal Environment Area and residential Zone.	Consent Effective	28/11/2016
17/01/2002	020024	District: Land Use Discretionary	construct a garage and carport that exceed the permitted site coverage and situated in the coastal environment area	Consent Effective	29/01/2002

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



